

Seagram Way

Uttoxeter, ST14 8XF

John 
German





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£425,000

Well presented and much improved modern style detached family home, with an impressive ground floor extension providing a great amount of living and entertaining space. Occupying a pleasant corner plot on the popular small development on the edge of the town centre.



Internal inspection and consideration of this well-proportioned modern executive style detached home is absolutely essential to appreciate its fabulous flowing ground floor ground floor living space, condition and its delightful corner plot benefitting from a double width driveway and double garage.

Situated on the edge of this popular small development located within easy walking distance to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, school, doctor surgeries, train station, modern leisure centre and the multi-screen cinema.

Accommodation - A central entrance hall provides a lovely introduction to the home, where stairs rise to the first floor with a storage recess beneath, and doors lead to the extended ground floor accommodation plus the fitted guest cloakroom/WC.

The generously sized lounge has a focal wall mounted living flame effect fire, a front facing window and bi-fold doors opening to the fabulous extension. On the opposite side of the hall is the front facing dining room that opens to the well-equipped fitted kitchen, having underfloor heating throughout. The kitchen has a range of Shaker style units with timber worktops and matching breakfast bar, an inset sink unit, fitted gas hob with an extractor hood over, built-in double electric oven, plumbing for a washing machine and space for a fridge freezer.

The hub of this family home is the hugely impressive rear extension which extends to the width of the home, linking the kitchen and lounge, immersed in natural light provided by three skylights, two sets of bi-fold doors opening out to the garden, and a further side facing window. An ideal all year around space with three radiators, and large enough to utilise how best meets your needs.

To the first floor the landing has built-in storage and access to the loft. Doors lead to the four bedrooms, with the spacious front facing master having the benefit of a fitted ensuite shower room having a white suite incorporating a double shower cubicle with a mixer shower over and complementary splashbacks. The second bedroom benefits from a built-in double wardrobe with mirrored sliding doors.

Completing the accommodation is the fitted family bathroom, having a white modern suite incorporating a panelled shower bath with a mixer shower and glazed screen above, plus complementary tiled splashbacks.

Outside - To the rear, a wide flag stone paved patio with brick edging provides a pleasant seating and entertaining area leading to the garden laid mainly to lawn, with well stocked borders and a further paved patio, and gated access to the driveway.

To the front there is a garden laid to lawn with well stocked shrub borders which wraps around to the side of the home, enclosed by post and rail fencing with a pedestrian 5 bar gate opening to the path leading to the front door.

At the side of the property there is a double width driveway providing off road parking, leading to the double garage which has two up and over doors, power and light, a personal door to the side and uPVC double French doors opening to the rear garden.

W3W: trespass.monkey.file

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Double width drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





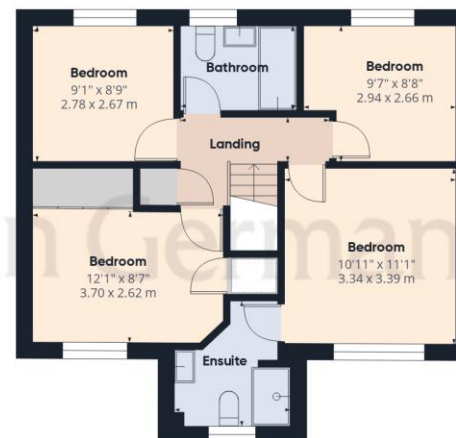




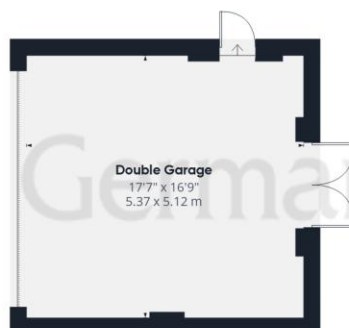




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1696 ft²

157.7 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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